



Mallard Way, Exning, Newmarket, Suffolk

Pocock + Shaw

17 Mallard Way
Exning
Newmarket
Suffolk
CB8 7FS

This modern detached family home, ideally positioned within a recently built development on the edge of a highly sought-after village. Thoughtfully designed with generous room sizes throughout, the home offers well-balanced accommodation comprising an entrance hall, spacious living room, downstairs cloakroom, and an open-plan kitchen/dining area. Upstairs, you'll find 3 bedrooms, including a principal bedroom with en-suite and a stylish family bathroom. The property also benefits from gas central heating and double glazing.

Offers in excess of £370,000



Location Exning is conveniently situated just north of the Newmarket town boundary and offers a variety of local amenities, including shops, a nursery, a primary school, a post office, and traditional public houses. The village also benefits from a regular bus service. Excellent transport links are available via the nearby A14 dual carriageway, providing easy access to major regional routes. The historic cities of Cambridge and Bury St Edmunds are approximately 13 miles away.

Entrance Hall Polished porcelain tiled flooring, radiator, stairs leading to the first floor, a handy storage cupboard, and door through to:

Kitchen/Dining Room Fitted with a range of wall and base units, worktops, a stainless-steel sink with mixer tap, and space for a fridge/freezer. Includes a built-in oven and hob with extractor, plus a dishwasher. Window and French doors open out to the rear garden, polished porcelain tiled flooring.

Living Room A bright and spacious room with a TV point, radiator, and dual aspect windows to the front.

Cloakroom/ WC Includes a low level toilet, wash basin, and an obscured window to the front.

First Floor Landing With a window to the side, storage cupboard, and doors to all bedrooms and the bathroom.

Bedroom 1 A good-sized double room with radiator, dual aspect windows to the front, and access to the en-suite.

En-suite

Fitted with a toilet, pedestal sink, and a walk-in shower with sliding glass doors. Part-tiled walls, radiator, and an obscured window to the front.

Bedroom Two With radiator and window overlooking the rear garden.

Bedroom Three Also with radiator and rear-facing window.

Family Bathroom Three-piece suite including a toilet, panelled bath, and pedestal sink. Part-tiled walls, heated towel rail, and a window to the rear.

Front Garden Mainly lawn with a path to the front door. Driveway to the side providing off-road parking and access to the garage.

Rear Garden Mostly laid to lawn, offering a private outdoor space to enjoy.

Garage Single garage with up-and-over door.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 17Mbps, Superfast 66Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

EPC: B

Tenure The property is freehold.

Council Tax Band D West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS

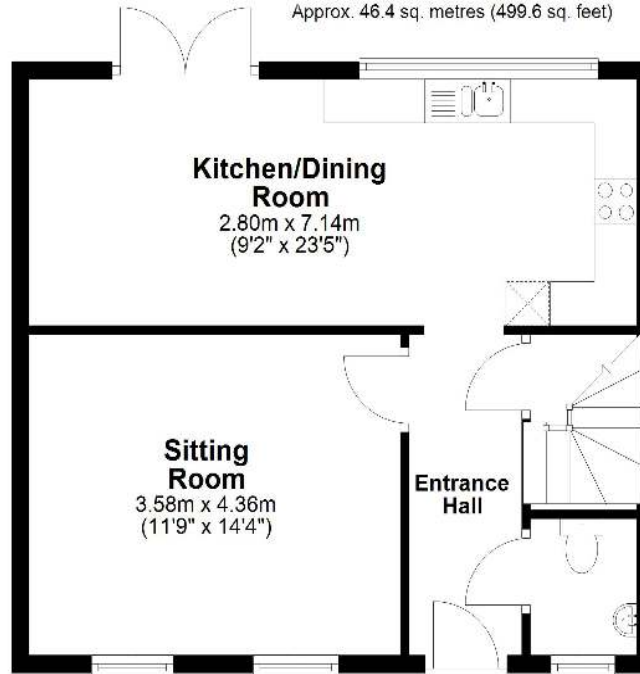




Total area: approx. 92.9 sq. metres (999.7 sq. feet)

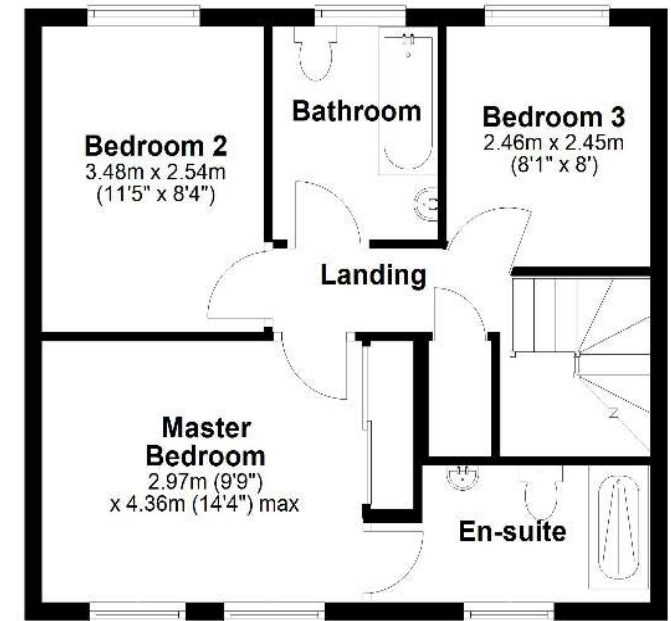
Ground Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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